



LAURENS COUNTY SCHOOL DISTRICT 56

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May 15, 2008

Mr. Alex James  
Office of School Facilities  
South Carolina State Department of Education  
Columbia, South Carolina 29251

Dear Alex:

After reviewing your memo dated July 25, 2006 on "Potential Space for 4K Classrooms," Laurens School District 56 requests a waiver to use a portion of M.S. Bailey School as a 4K Child Development Center. According to the 4K Facility Transitional Requirements under §303.3, the transitional requirements "apply to existing facilities that are designated by code as education occupancy." During the 2006-2007 school year, M.S. Bailey School was a 4K - 5<sup>th</sup> grade elementary school and was coded as education occupancy. At the end of the 2006-2007 school year, the district decided to change this facility from an elementary school to a 4K Child Development Center that opened in August 2007.

Mr. Bob Cook, Plan Reviewer/Inspector with Office of School Facilities, visited our district on Monday, April 28, 2008 to assist us with making sure we had everything we needed from the Office of School Facilities to continue our 4K program as well as add an Alternative Program to the upper level of M.S. Bailey School. During this meeting, we learned that we needed to request a waiver for our 4K program. Mr. Cook discussed with us the 4 hour wall separating the original part of the facility which was constructed in 1958 and the new addition which was constructed in 1981. The 4K students are in the new addition of the facility. Our 4K classrooms meet the following codes found in the 2006 South Carolina School Facilities Planning and Construction Guide, Section 303.3 Kindergarten and Child Development Classrooms:

- 303.3.1 - Classrooms are on the ground floor level and in a common area near drop-off points.
- 303.3.2.4 - Classrooms have a "cubby" unit with a coat hook and a storage cubicle for each student.
- 303.3.3.1 - Classrooms have an individual classroom toilet and sink.
- 303.3.4.1 - The facility has enclosed play yard with pedestrian gates are provided.
- 303.3.5 - The electrical outlets have plastic safety plugs.

The original part of the facility is currently being used to house five offices for support personnel for the district and five classrooms for alternative instruction (i.e. GED program, Adult Ed., etc.) which we understand could jeopardize our Educational rating. Therefore, in the 2008-

2009 school year, we would like to house an Alternative Program for grades 7-9 on the second floor of the M.S. Bailey School. We are proposing to condense office space to meet the 10% rule which states the accessory office space cannot exceed 10% of the total square footage. The total square footage of the original building is approximately 32,500 square feet; therefore, 10% or 3,250 square feet would be allowed for office use. The professional staff members that will be housed in the offices will be directly tied to the instruction of students either at the 4K or the Alternative Program. By completing these changes, we are asking that we continue to be designated as an educational occupancy and not business occupancy.

Furthermore, the district has plans to install a fire alarm system this summer that meets the Office of School Facility and the South Carolina State Fire Marshal requirements in the new addition that houses the 4K program and possibly the entire building depending on the determination by both the OSF and State Fire Marshal Office. These plans will be submitted for approval to OSF by Larry M. Meredith with the offices of Davis and Floyd Architects and Engineers. In the meantime, the district will work with Mr. Bucky Carnes at Davis & Floyd, Architects and Engineers to conduct a thorough code analysis on this facility. Specifically, we will ask Mr. Carnes to examine the original building blueprints to determine if there is a two hour separation between the first and second floor. From my understanding, if this separation already exists, then the alternative program located on the second floor would be allowable without any other requirements. If the separation does not exist, Davis & Floyd must determine the amount of unseparated usage through calculations of accessory office space. If the district does not meet this requirement, we are asking the Office of School Facilities to provide ideas for alternative means and methods for satisfying code requirements to allow both the 4K center and the alternative program to be housed in this facility with an Educational rating.

M.S. Bailey School was never vacated by students and has remained an educational facility throughout this reorganization in our district. Please advise us on the remaining steps we need to take to meet the guidelines of OSF and the State Fire Marshall Office. As always, thank you for your attention to this matter. I look forward to working with you to resolve these issues.

Sincerely,



David Pitts

Cc: Mr. Bucky Carnes, Davis & Floyd Architects  
Dr. Wayne Brazell, Superintendent Laurens School District 56  
Mr. Lee Templeton, Director of Maintenance  
Mr. Robert Cook, South Carolina SDE, Office of School Facilities